

The balance consideration amounting to Rs. 10,76,00,300/- out of the total consideration of Rs. 11,76,00,300/- (Fourteen Crore, seventy six lakhs and three hundred only) is proposed to be paid to the Vendor by the Vendee by way of post dated cheques (PDCs) in the following manner:-

<u>Amount</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
2,00,00,000/-	764340	10-12-2012	Vijaya Bank, Gurgaon.
2,00,00,000/-	764348	10-01-2013	Vijaya Bank, Gurgaon
6,76,00,300/-	764339	23-02-2013	Vijaya Bank, Gurgaon

4. The sale deed executed in pursuance of this agreement is contingent upon the actual and full realization of the post dated cheques amounting to Rs. 10,76,00,300/-, as detailed in Para 3 above and in the event of non realization in full of the post dated cheques as enumerated in Para 3 above, the Sale Deed executed in pursuance of this agreement will be treated as null and void and as a consequence the ownership of the LAND will revert back to the Vendor, in addition to further consequences enumerated below.

5. Further, in the event of the non-realization of the PDCs either in part or in full, the amount of Rs. 4,00,00,000/- already received by the vendor, as mentioned in Para 1 above or any part payment received out of the balance consideration of Rs. 10,76,00,300/- as enumerated in Para 3, will be forfeited by the Vendor and the Vendee will have no claim whatsoever on the said amounts paid.

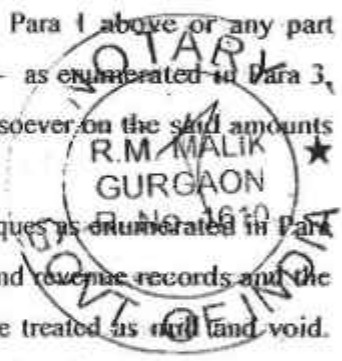
6. Furthermore, in the event of the non realization of the post dated cheques as enumerated in Para 3 above, the transfer of the LAND in the name of the Vendee in the land revenue records and the mutation of the LAND executed in pursuance of the sale deed will be treated as null and void. Also, any change of land use or a licence or permission obtained from any authority / Government for the LAND by the vendee will automatically stand cancelled. Also, all acts done by the Vendee in the capacity as the owner of the LAND will be treated as void abinitio. In such an event, the Vendor will not be liable to indemnify the vendee for any loss incurred.

7. Without prejudice to the above, , in the event of the non-realization of the PDCs either in part or in full, the Vendor is further liable to pay a penalty of Rs. 4,00,00,000.00 as mentioned in Para 3 above.

8. The VENDOR have made over and delivered actual, vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE.

9. That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc. are borne and paid by the VENDEE.

10. That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the



For Global Horizon Holdings Pvt. Ltd.

*[Handwritten Signature]*

Director

For Global Horizon Holdings Pvt. Ltd.

*[Handwritten Signature]*

Director

VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

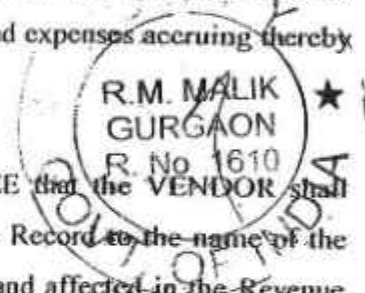
**NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER :**

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said land in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Record in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under Section 4 and 6 or any Section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc. relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay



For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

*[Handwritten signature]*

Director

*[Handwritten signature]*

*[Handwritten signature]*

Director

the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed have laid their respective hand in the presence of the witnesses on the day and date stated above.

Regata 533 - खान  
9/11/2012

WITNESSES: Mangal Ram Nambardor <sup>VENDOR</sup>  
1- विजय बाबू Ranbir Singh alias Ragbir



Tejram  
2- Nandlal S/o Sh. Tejram,  
R/o EWS-326, Rizwood Estate, DLF  
Phase-IV, Gurgaon.

Jitender  
VENDEE  
M/s. Breez Builders & Developers Pvt. Ltd.  
through Jitender Janghu S/o Sh. Meer Singh,  
R/o C-74, Westend Height's DLF-V, Gurgaon.



ATTESTED PHOTO COPY  
Rajmal  
(RAJMAL MALIK)  
ADVOCATE & NOTARY  
Distt. Gurgaon, Haryana (HPL&)

Jitender  
For Global Horizon Holdings Pvt. Ltd.  
Director

For Global Horizon Holdings Pvt. Ltd.  
Jitender  
Director

Sr. No. 341 Dated 11/7/2012

164

-Certified Under Section 42 of the Indian Stamp Act 1889,

That Stamp Duty of the amount of Rs. 42,90,000/-

(Rupees forty two 9, Ninedy thousand of

Has been levied on this document and paid by Breez Builders & Developers Pvt. Ltd. Delhi

vide treasury challan No. 05

Dated 10/7/12 for \_\_\_\_\_ in favour of S/D B 8580000/-

2851

OFFICIAL

SALE DEED

- 1. Kind of deed = Sale deed
  - 2. Area of land = 24 kanal 4 marlas 0 Sarsai.
  - 3. Village = Dhunela
  - 4. Valued at = Rs. 8,58,00,000/-
  - 5. Stamp = Rs. 42,90,000/-
  - 6. Stamp Cert. No. & date = 341 Dt 11-7-2012
- Treasury Sohna.

This deed of sale is made at SOHNA on this 16 day of July, 2012 by Smt. Simal W/o Bijender Singh S/o Sirya, Smt. Kamlesh W/o Meer Singh S/o Sirya, Smt. Geeta W/o Vijay Pal @ Raju S/o Sirya, Karam Bir @ Dharmbir <sup>S/o Sirya S/o Amrichand</sup> 1/2 share & Smt. Sudesh W/o Dhir Singh S/o Budhi, Smt. Rakesh W/o Rajinder S/o Budhi, Smt. Manni W/o Lal Chand S/o Budhi 1/2 Share all R/o Village Dhunela Tehsil Sohna Distt. Gurgaon (HR), hereinafter called the VENDOR.

Simal कामेश जीता के



Sudesh

For Global Horizon Holdings Pvt. Ltd.

[Signature]  
Director

RT.1 Rakesh

[Signature]

22-7-14



RT.1 Manni

प्रलेख नः 2851

दिनांक 16/07/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	3 Acre 4 Maria	
धन संबंधी विवरण		
राशि 85,800,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 4,290,000.00 रुपये	
स्टाम्प की राशि 4,290,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Shishpal Dw

यह प्रलेख आज दिनांक 16/07/2012 दिन सोमवार समय 4:09:00PM बजे श्री/श्रीमती/कुमारी Simal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bijender Singh निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता:

*Shimla*

श्री Simal, Kunalsh, Gagan, Gram Bir @ Dharambir, Sudesh, Rakesh, Manni

उप/सर्वोक्त पंजीयन अधिकारी  
सोहना

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thiru- Jitender Janghu क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अप्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawa व श्री/श्रीमती/कुमारी Nand Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejram निवासी Gurgaon ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 16/07/2012

उप/सर्वोक्त पंजीयन अधिकारी  
सोहना

The term and expression "VENDOR " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

**IN FAVOUR OF**

**M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD,** a company registered under the Companies Act 1956 having its office at F-90/31, Phase I, Okhla Industrial Area, Delhi-110020, hereinafter called the VENDEE.

The term and expression "VENDEE " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators, and assigns.

AND WHEREAS the VENDOR is absolute owner of agricultural land measuring 24 KANAL 4 MARLAS 0 SARSAI bearing Khewat No.18,23 Khata No.19,24 Rect No.36 killas No.3/2 (0-4), 4(8-0), 5/1 (5-13), 5/2(2-7), 6(8-0) measuring 24 Kanal 4 Marlas situated in the Revenue Estate of village DHUNELA Tehsil Sohna District Gurgaon by virtue of Jamabandi 2004-05 and Mutation No.1511 Dated 19.12.2006 (Herein after called the "SAID LAND").

AND WHEREAS Vendor is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR, none else has any right title or interest whatsoever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs.8,58,00,000/-

Swaminil Chandra

For Global Horizon Holdings Pvt. Ltd.

*[Handwritten signature]*

Director

*[Handwritten signatures and stamps]*

R.F.I Raicesh

Sudesh

R.F.I manoj

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Reg. No.  
2851

Reg. Year  
2012-2013

Book No.  
1



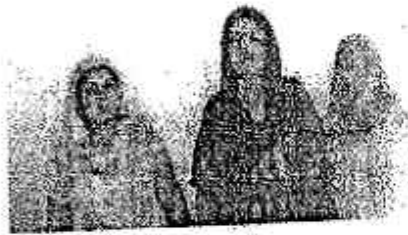
विक्रेता



क्रेता



गवाह



विक्रेता

S...  
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गीता

Karam Bir @

Sad...

क्रेता

Thru - Jil...

गवाह 1:- Dhan Singh Lamberdar

गवाह 2:- Nand Lal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,851 आज दिनांक 16/07/2012 को बही नः 1 जिल्द नः 2,070 के पृष्ठ नः 116 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 396 के पृष्ठ सख्या 21 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 16/07/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना

(Rupees Eight Crore Fifty Eight Lac only) free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

**NOW THEREFORE THIS SALEDEEDWITNESSETH AS UNDER:-**

1. That in consideration of total sum of Rs.8,58,00,000/- (Rupees Eight Crore Fifty Eight Lac only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit. The VENDOR by its free will, without any undue pressure of any kind and in possession of her all mental faculties doth hereby sell, assign, transfer and convey the said land **24 KANAL 4 MARLAS 0 SARSAI** bearing Khewat No.18,23 Khata No.19,24 Rect No.36 killas No.3/2 (0-4), 4(8-0), 5/1 (5-13), 5/2(2-7), 6(8-0) measuring **24 Kanal 4 Marlas** situated in the Revenue Estate of village **DHUNELA** Tehsil Sohna District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance, to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2.The entire consideration of Rs.8,58,00,000/- (Rupees Eight Crore Fifty Eight Lac only) has been received vide

- Cheque No.837051 Dated 11.6.2012 for Rs.12,18,750/-
- Cheque No.837052 Dated 11.6.2012 for Rs.12,18,750/-
- Cheque No.837053 Dated 11.6.2012 for Rs.12,18,750/-
- Cheque No.837054 Dated 11.6.2012 for Rs.12,18,750/-
- Cheque No.837055 Dated 11.6.2012 for Rs.16,25,000/-
- Cheque No.837056 Dated 11.6.2012 for Rs.16,25,000/-
- Cheque No.837057 Dated 11.6.2012 for Rs.16,25,000/-

For Global Horizon Holdings Pvt. Ltd.

*[Handwritten signature]*

Director

*[Handwritten signature]*

*[Handwritten signature]*  
R.F. Rakash

*[Handwritten signature]*



00-7-14

64

Cheque No.837125 Dated 29.9.2012 for Rs.95,06,076/-  
 Cheque No.837126 Dated 29.9.2012 for Rs.95,06,276/-  
 Cheque No.837127 Dated 29.9.2012 for Rs.95,06,276/-  
 Cheque No.837128 Dated 29.9.2012 for Rs.95,06,276/-  
 Cheque No.837129 Dated 29.9.2012 for Rs.1,26,75,032/-  
 Cheque No.837130 Dated 29.9.2012 for Rs.1,26,75,032/-  
 Cheque No.837132 Dated 29.9.2012 for Rs.1,26,75,032/-  
 All drawn on Vijaya Bank . Gurgaon.

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..


3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER.:

Suimml नममरा

गीता 

  
R.T.I Rakesh

Sudesh

4

For Global Horizon Holdings Pvt. Ltd.



Director

  
R.T.I Manvi


  
सब रजिस्टार  
सोहन 00 7 11

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said LAND in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Records in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under section 4 and 6 or any section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible

स्निग्ध कान्तमेश जी जीत 

For Global Horizon Holdings Pvt. Ltd.



Director

5





R.F.1 Rakesh

Sudesh

R.F.1 Manoj



for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDOR along with damages, interest and costs.

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above.

WITNESSES :-

1.

*[Handwritten signature]*

VENDOR

कमलेश गीता

Smt.Simal,  
Smt.Simal,

Smt. Kamlesh,

Smt.Geeta,

घनसिंह नखरदार  
पन्डार तहल सोहना (गुडगाव)

*[Handwritten signature]*

Karam Bir @ Dharmbir,

*[Handwritten signature]*

Smt.Sudesh,

*[Fingerprint]*  
Smt.Rakesh

*[Fingerprint]*  
Smt. Mani

2.

*[Handwritten signature]*

*[Handwritten signature]*

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

Through  
Jitender Janghu (Director)

Nand Lal  
TETROM R/O  
EWS-390 RIZWOOD  
Estate DLF-IV  
Gurgaon

For Global Horizon Holdings Pvt. Ltd.

*[Handwritten signature]*

Director

6

*[Handwritten signature]*  
राज रजिस्ट्रार

सोहना 22-7-14

Sr. No. 344 Dated 11/7/2012 (170)

-Certified Under Section 42 of the Indian Stamp Act 1889,

That Stamp Duty of the amount of Rs. 1072500/-  
(Rupees Ten Lacs Seventy two thousand five hundred of  
Has been levied on this document and paid by Breez Builders  
& Developers Pvt. Ltd. Delhi

vide treasury challan No. 2

Dated 10/7/12 for S/A B 21450000- in favour of

2850  
16.07.12

11-7-12

SALE DEED

- |                           |   |                                      |
|---------------------------|---|--------------------------------------|
| 1. Kind of deed           | = | Sale deed                            |
| 2. Area of land           | = | 6 kanal 1 marlas 0 Sarsai.           |
| 3. Village                | = | Dhunela                              |
| 4. Valued at              | = | Rs. 2,14,50,000/-                    |
| 5. Stamp                  | = | Rs. 10,72,500/-                      |
| 6. Stamp Cert. No. & date | = | 344 D/t 11-7-2012<br>Treasury Sohna. |



This deed of sale is made at SOHNA on this 16<sup>th</sup> day of July, 2012 by Smt. Simal W/o Bijender Singh S/o Sirya, Smt. Karnlesh W/o Meer Singh S/o Sirya, Smt. Geeta W/o Vijay Pal @ Raju S/o Sirya, Karam Bir @ Dharmbir S/o Sirya S/o Ami Chand 121/320 share & Smt. Sudesh W/o Dhir Singh S/o Budhi, Smt. Rakesh W/o Rajinder S/o Budhi, Smt. Manni W/o Lal Chand S/o Budhi 121/320 Share all R/o Village Dhunela Tehsil Sohna Distt. Gurgaon (HR), hereinafter called the VENDOR.

For Global Horizon Holdings Pvt. Ltd.

*[Signature]*

Director

*[Signature]* कमलेश

*[Signature]*

Sudesh



Rishi  
Smt. Rakesh

Rishi Mann



प्रलेख नः 2850

दिनांक 16/07/2012

डीड संबंधी विवरण		
डीड का नाम	SALE OUTSIDE MC AREA	
तहसील/सब-तहसील सोहना	गांव/राहर Dhunela	स्थित Dhunela
भवन का विवरण		
आही	6 Kanal 1 Marla	
धन संबंधी विवरण		
राशि 21,450,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,072,500.00 रुपये	
स्टाम्प की राशि 1,072,500.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
	रुपये	

Drafted By: Shishpal Dw

यह प्रलेख आज दिनांक 16/07/2012 दिन सोमवार समय 4:04:00PM बजे श्री/श्रीमती/कुमारी Simal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bijender निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

*Shim ml*

श्री Simal, Kamlesh, Geeta, Karan, Bir @ Dharambir, Sudesh, Rakesh, Mani

उप/सयुक्त पंजीयन अधिकारी

सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Jitender Janghu केलाहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhan Singh Lambardie पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar व श्री/श्रीमती/कुमारी Nand Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejram निवासी Gurgaon ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 16/07/2012

उप/सयुक्त पंजीयन अधिकारी

सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna



Reg. No. 2850      Reg. Year 2012-2013      Book No. 1



विप्रेता



वेता



गवाह



विप्रेता  
 Sima Simamul  
 Dhan धन  
 Rakhi Rakhi  
 वेता  
 Thru- Jitendra Jitendra  
 गवाह 1- Dhan Singh Lumberdar धन सिंह लुम्बरदार  
 गवाह 2- Nand Lal नन्द लाल  
 प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख-क्रमांक 2,850 आज दिनांक 16/07/2012 को बही न: 1 जिल्द न: 2,070 के पृष्ठ न: 115 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 396 के पृष्ठ सख्या 19 से 20 पर लिपिकवाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा धरे सामने किये हैं।

दिनांक 16/07/2012

उप/सयुक्त पंजीयन अधिकारी  
 सोहना

PARAKH...  
 Sub Registrar, Sohna

(Rupees Two Crore Fourteen Lac Fifty Thousand only) free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

**NOW THEREFORE THIS SALEDEED WITNESSETH AS UNDER:-**

1. That in consideration of total sum of Rs.2,14,50,000/- (Rupees Two Crore Fourteen Lac Fifty Thousand only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit . The VENDOR by its free will, without any undue pressure of any kind and in possession of her all mental faculties doth hereby sell, assign, transfer and convey the said land **6 KANAL 1 MARLAS 0 SARSAI** bearing Khewat No.24 Khata No.25 Rect No.36 killa No.7(8-0) measuring **8 Kanal 0 Marlas** to the extent of 121/160 share comes to **6 Kanal 1 Marla** situated in the Revenue Estate of village DHUNELA Tehsil Sohna District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance , to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2.The entire consideration of Rs.2,14,50,000/- (Rupees Two Crore Fourteen Lac Fifty Thousand only) has been received vide

Cheque No.837133 Dated 2.10.2012 for Rs.26,81,206/-

Cheque No.837134 Dated 2.10.2012 for Rs.26,81,256/-

Cheque No.837135 Dated 2.10.2012 for Rs.26,81,256/-

Cheque No.837136 Dated 2.10.2012 for Rs.26,81,256/-

Shimmi कर्मलेश

जीती सुदेश

For Global Horizon Holdings Pvt. Ltd.

Director

R.T-1 मम्मि

R.T-1  
Smt Raksh

Cheque No.837137 Dated 2.10.2012 for Rs.35,75,008/-

Cheque No.837138 Dated 2.10.2012 for Rs.35,75,009/-

Cheque No.837139 Dated 2.10.2012 for Rs.35,75,009/-

All drawn on Vijaya Bank . Gurgaon.

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..

3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER:

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found

Shivani

कामेश जीता



Sudesh

For Global Horizon Holdings Pvt. Ltd.

Director

4

R.F.1 Manvi

R.F.1 Rakesh

otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said LAND in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Records in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under section 4 and 6 or any section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDOR along with damages, interest and costs.

Suimml onमनेश जीता (Signature) Sudash

For Global Horizon Holdings Pvt. Ltd.

(Signature)

Director

(Signature)

(Signature) R. J. Rakesh

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above.

WITNESSES :-

Reg No 314 - शिवराम  
16/11/2012

1. सिमल

धनसिंह नम्बरदार

पण्डावर तह 0 सोहना (पहलगाव)

Snimml  
Smt.Simal

VENDOR  
कमलेश  
Smt. Kamlesh,

गीता  
Smt.Geeta,

कर्म

Karam Bir @ Dharmbir,



Smt. Kamlesh

सुदेश

Smt.Sudesh,



Smt. Sudesh

2. सिमल

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

सिमल

Handwritten: Handwritten Signature  
Handwritten: VENDEE JANKHW (DIRECTOR)  
Handwritten: Flower S/O Tejram  
Handwritten: Flower S-326 RIZWOOD  
Handwritten: Estate DLF IV  
Handwritten: Gurgaon

For Global Horizon Holdings Pvt Ltd

सिमल

Director

Sr No 164 Dated 17.8.12

3755  
23.08.12

7  
(76)

Certified Under Section 42 of the Indian Stamp Act, 1889,

That Stamp Duty of the amount of Rs. 2516950/-

(Rupees Twenty Five Lacs Sixteen thousand Nine Hundred Fifty Rupees)

Has been levied on this document and paid by M/s Breez Builders & Developers Pvt Ltd New Delhi through Nand Lal

vide treasury challan No. 24

Dated 17.08.12 for S.D - 50338700/- in favour of

X-----X-----X-----X-----X

3755

plu h  
17.8.12

**SALE - DEED**

1-	Kind of Deed	-	Sale Deed
2-	Area of Land	-	14 Kanal 5 Marla
3-	Village	-	Dhunela
4-	Valued at	-	Rs. 5,03,38,700/-
5-	Stamp	-	Rs. 25,16,950/-
6-	Stamp Cert. No. & Date	-	444 / 17-08-2012



This deed of sale is made at SOHNA ON THIS DAY OF 23<sup>rd</sup> August, 2012 by Mr. 1. Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder 6. Ranbeer Singh @ Lallu Ss/o Sh. Onkar S/o Sh. Tulla Ram, all R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon (hereinafter called the VENDORS)

*(Handwritten signatures in Hindi script)*

For Breez Builders & Developers Pvt. Ltd.

*(Handwritten signature)*

For Global Horizon Holdings Pvt. Ltd.

Director

*(Handwritten signature)*

Director

प्रलेख नः - 3755

दिनांक 23/08/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 6 Kanal 5 Marla	
धन संबंधी विवरण		
राशि 50,338,700.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,516,950.00 रुपये	
स्टाम्प की राशि 2,516,950.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Shishpal, DW

यह प्रलेख आज दिनांक 23/08/2012 दिन गुरुवार समय 2:26:00PM बजे श्री/श्रीमती/कुमारी Mahaveer Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Onkar निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता महावीर

उप/संयुक्त पंजीयन अधिकारी  
सोहना

श्री Mahaveer Singh, Sukhbeer Singh, Udhaybeer, Dharmbeer, Mahinder, Ranbeer Singh @ Lallu

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Nand Lal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने भेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Naresh Kumar, Namberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar य श्री/श्रीमती/कुमारी Anil kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mange Ram निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम नम्बरदार/अभिवक्ता के रूप में जानते हैं तथा उन्हें साक्षी नः 2 की पहचान करता है।

दिनांक 23/08/2012

उप/संयुक्त पंजीयन अधिकारी  
सोहना

177

The term and expression "VENDORS" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the VENDORS themselves and their legal heirs, successors, administrators, liquidators and assigns.

IN FAVOUR OF

M/s. BREEZ BUILDERS & DEVELOPERS PVT. LTD., a company registered under the Companies Act 1956 having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi - 20 (hereinafter called the Vendee).

The term and expression "VENDEE" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators and assigns.

AND WHEREAS the VENDORS are absolute owners :



Vendors No. 1 to 5 Mahaveer Singh – 2. Sukhbeer Singh – 3. Udhaybeer – 4. Dharmbeer – 5. Mahinder equal share 136/480 share & Vendor No. 6 Ranbeer Singh @ Lallu 32/480 Share of agriculture land bearing Khewat No. 149, Khata No. 154 - 155, Musttil No. 35, Kila No. 17 (8-0), 24 (8-0), 7 (8-0), Kita 3, measuring 24 Kanal 0 Marla extend 168/480 share, measuring 8 Kanal 8 Marla and

Vendors No. 1 to 6 Mahaveer Singh – 2. Sukhbeer Singh – 3. Udhaybeer – 4. Dharmbeer – 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 150, Khata No. 156, Musttil No. 35, Kila No. 14/2 (6-12), Kita 1, measuring 6 Kanal 12 Marla extend 53/132 share, measuring 2 Kanal 13 Marla and

Vendors No. 1 to 6 Mahaveer Singh – 2. Sukhbeer Singh – 3. Udhaybeer – 4. Dharmbeer – 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 285, Khata No. 307, Musttil No. 40, Kila No. 4 (8-0), Kita 1, measuring 8 Kanal 0 Marla extend 2/5 share, measuring 3 Kanal 4 Marla.

महवीर सुरवीर उधवीर धर्मवीर महेन्द्र सिंह

For Breez Builders & Developers Pvt. Ltd.

राजेश

For Global Horizon Holdings Pvt. Ltd.

Director

Director

Reg. No.  
3755

Reg. Year  
2012-2013

Book No.  
1



विक्रेता

महाबीर

क्रेता

गवाह

सुरवबीर 'Dharmbeer'

महिंदर

अशोक सिंह

Mahbeer Singh @ Lallu

क्रेता  
thru- Nand Lal

गवाह 1:- Naresh Kumar, Namberdar

गवाह 2:- Anil kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,755 आज दिनांक 23/08/2012 को बही न: 1 जिल्द न: 2,074 पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 414 के पृष्ठ सख्या 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज को प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 23/08/2012

उपस्थित अधिकारी  
सोहना

All khewats total land measuring 14 Kanal 5 Marlas situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon, vide Jamabandi Year 2004-2005 in the revenue record (hereinafter called the LAND).

AND WHEREAS VENDORS is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDORS has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDORS, none else have any right title or interest whatsoever in the said LAND. The VENDORS intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs. 5,03,38,700/- (Rupees Five Crore Three Lacs Thirty Eight Thousand Seven Hundred only) free from all sorts of encumbrances, charges, liens, claims, damands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachment, litigation and transfers.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-**

1- That in consideration of total sum of Rs. 5,03,38,700/- (Rupees Five Crore Three Lacs Thirty Eight Thousand Seven Hundred only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDORS in the following manner, the receipt

whereof the VENDORS doth hereby acknowledge and admit. The VENDORS by its free will, without any undue pressure of any kind and in possession of his all mental faculties doth hereby sell, assign, transfer and convey the said land Vendors No. 1 to 5 Mahaveer Singh – 2. Sukhbeer Singh – 3. Udhaybeer – 4. Dharmbeer – 5. Mahinder equal share 136/480 share & Vendor No. 6 Ranbeer Singh @ Lallu 32/480 Share of agriculture land bearing Khewat No. 149, Khata No. 154 - 155, Musttil No. 35, Kila No. 17 (8-0), 24 (8-0), 7 (8-0), Kita 3, measuring 24 Kanal 0 Marla extend 168/480 share, measuring 8 Kanal 8 Marla and

महवीर सुरवीर उधयवीर धर्मवीर महीनर महेन्द्रसिंह

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

3  
रमवीर

Vendors No. 1 to 6 Mahaveer Singh – 2. Sukhbeer Singh – 3. Udhaybeer – 4. Dharmbeer – 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 150, Khata No. 156, Musttil No. 35, Kila No. 14/2 (6-12), Kita 1, measuring 6 Kanal 12 Marla extend 53/132 share, measuring 2 Kanal 13 Marla and

Vendors No. 1 to 6 Mahaveer Singh – 2. Sukhbeer Singh – 3. Udhaybeer – 4. Dharmbeer – 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 285, Khata No. 307, Musttil No. 40, Kila No. 4 (8-0), Kita 1, measuring 8 Kanal 0 Marla extend 2/5 share, measuring 3 Kanal 4 Marla.

All khewats total land measuring 14 Kanal 5 Marlas situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon with all rights title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever, appurtenant thereto and free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance, to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDORS for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2. The entire consideration of Rs. 5,03,38,700/- (Rupees Five Crore Three Lacs Thirty Eight Thousand Seven Hundred only) has been received as per detail :

<u>NAME</u>	<u>Amount (Rs.)</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
<u>Mahaveer Singh</u>	1,14,964/-	764309	22/08/2012	Vijaya Bank, Gurgaon
	31,33,517/-	764310	22/02/2013	
	50,00,000/-	764311	27/02/2013	
<u>Sukhbeer Singh</u>	1,14,964/-	764312	22/08/2012	Vijaya Bank, Gurgaon
	31,33,518/-	764313	22/02/2013	
	50,00,000/-	764314	27/02/2013	
<u>Udhaybeer</u>	1,14,964/-	764315	22/08/2012	Vijaya Bank, Gurgaon
	31,33,518/-	764316	22/02/2013	
	50,00,000/-	764317	27/02/2013	

ਮਹਾਵੀਰ ਸੁਖਬੀਰ ਉਦਯੋਗੀ ਦੁਆਰਾ ਮੁਕੱਮਲ ਕੀਤਾ 4

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

*[Handwritten signature]*

Director

*[Handwritten signature]*

Director

<u>Dharmbeer</u>	1,14,964/- 31,33,518/- 50,00,000/-	764318 764319 764320	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Mahinder</u>	1,14,964/- 31,33,518/- 50,00,000/-	764321 764322 764323	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Ranbeer Singh @ Lallu</u>	1,26,780/- 39,69,511/- 50,00,000/-	764324 764325 764326	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon

by the VENDORS from the VENDEE. The VENDORS doth hereby admit and acknowledge the receipt whereof.

- The VENDORS have made over and delivered actual, vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDORS to the VENDEE.
- That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc. are borne and paid by the VENDEE.
- That upon registration of these presents, the VENDORS, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

**NOW THE VENDORS COVENANT WITH THE VENDEE AND DECLARE AS UNDER :**

A. That the VENDORS hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the samek is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers

महेश्वर सुरवशीर इन्व्हेस्टर्स प्राइवेट लिमिटेड - महेन्द्रगढ़

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

*[Signature]*  
Director

Director

*[Signature]*

prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDORS is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDORS and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDORS i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDORS also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDORS doth hereby covenant with the VENDEE that the VENDORS shall render full assistance for the transfer of the said land in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Record in favour of the VENDEE at the costs of the VENDEE; and that the VENDORS shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under Section 4 and 6 or any Section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc. relating to the said LAND has been paid and shall be paid by the VENDORS till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDORS is found to be unpaid the VENDORS shall be liable to pay the same. In the case of default of the VENDORS the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.

महेश्वर सुरवलीर इन्फोर्मेसन्स प्राइवेट लिमिटेड

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

*[Handwritten Signature]*

Director.

Director

6

*[Handwritten Signature]*

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed have laid their respective hand in the presence of the witnesses on the day and date stated above.

Reg no 392 - शिवगाम  
23/9/2012

WITNESSES :

1- महवीर सिंह  
महेश कुमार सरदारोंच बम्बरदास  
पविं पण्डावर तडठो सोहन

महवीर  
Mahaveer Singh

VENDORS

सुखबीर उदयबीर  
Sukhbeer Singh - 'Udhaybeer

धर्मबीर  
Dharmbeer

महिंदर रणबीर  
Mahinder - Ranbeer Singh @  
Lallu

2- अनिल कुमार S/o Sh. Mange Ram  
R/o V& P.O. Jahangirpur, Distt. Jhajjar.

Nandlal Patwari  
VENDEE  
M/s. Breez Builders & Developers Pvt. Ltd.  
Through Nandlal Patwari

For Breez Builders & Developers Pvt. Ltd.

Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

Sr. No. 445 Dated 17.08.12

3754  
23.08.12

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Certified Under Section 42 of the Indian Stamp Act, 1889,

That Stamp Duty of the amount of Rs. 3,13,525/-

(Rupees Three Lacs Thirteen Thousand Five Hundred Twenty Five Rupees)

Has been levied on this document and paid by M/S Breez Builders & Developers Pvt Ltd New Delhi Through Nand Lal

vide treasury challan No. 25

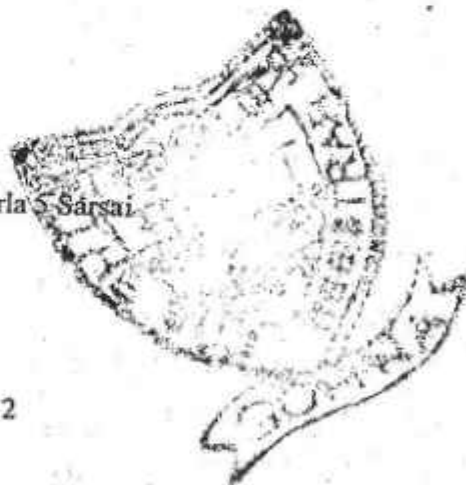
Dated 17.08.12 for S.D - 62703007 in favour of

3754

Print  
07-812

**SALE - DEED**

- |    |                        |   |                           |
|----|------------------------|---|---------------------------|
| 1- | Kind of Deed           | - | Sale Deed                 |
| 2- | Area of Land           | - | 1 Kanal 15 Marla 5 Sarsai |
| 3- | Village                | - | Dhunela                   |
| 4- | Valued at              | - | Rs. 62,70,300/-           |
| 5- | Stamp                  | - | Rs. 3,13,525/-            |
| 6- | Stamp Cert. No. & Date | - | 445 / 17-08-2012          |



This deed of sale is made at SOHNA ON THIS DAY OF 23<sup>rd</sup> August, 2012 by Mr. Onkar S/o Sh. Tulla Ram S/o Sh. Khem Chand, R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon (hereinafter called the VENDOR)

For Breez Builders & Developers Pvt. Ltd.



L.T.1  
Mr. Onkar

Director

For Global Horizon Holdings Pvt. Ltd.

Director

प्रलेख नः 3754

दिनांक 23/08/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/रहहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	1 Kattal 15.5 Marla	
धन संबंधी विवरण		
राशि 6,270,300.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 313,525.00 रुपये	
स्टाम्प की राशि 313,525.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shishpal, DW

यह प्रलेख आज दिनांक 23/08/2012 दिन गुरुवार समय 2:23:00PM बजे श्री/श्रीमती/कुमारी Onkar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tulla Ram निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Onkar



PAN/AJGET  
उप/सर्वोच्च पंजीयन अधिकारी  
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Nand Lal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Naresh Kumar, Nabikerdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar व श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mange Ram निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम गम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 23/08/2012



PAN/AJGET  
उप/सर्वोच्च पंजीयन अधिकारी  
सोहना

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The term and expression "VENDOR" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators and assigns.

IN FAVOUR OF

M/s. BREEZ BUILDERS & DEVELOPERS PVT. LTD., a company registered under the Companies Act 1956 having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi - 20 (hereinafter called the Vendee).

The term and expression "VENDEE" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators and assigns.

AND WHEREAS the Vendor is absolute owner of agriculture land bearing Khewat No. 130, Khata No. 133, Musttil No. 35, Kila No. 8 (8-0), 26 (0-18), Kita 2, measuring 8 Kanal 18 Marla extend 1/5 share measuring 1 Kanal 15 Marla 5 Sarsai situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon, vide Jamabandi Year 2004-2005 in the revenue record (hereinafter called the LAND).

AND WHEREAS Vendor is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR, none else has any right title or interest whatsoever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs. 62,70,300/- (Rupees Sixty Two Lacs Seventy Thousand Three Hundred only) free from all sorts of encumbrances, charges, liens, claims, damands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachment, litigation and transfers.

For Breez Builders & Developers Pvt. Ltd.



L.T. 1  
Mr Onkar

2  
Director

For Global Horizon Holdings Pvt. Ltd.

Director

Reg. No. 3754 Reg. Year 2012-2013 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता  
Onkar



क्रेता  
शुभ्र:- Nand Lal

गवाह 1:- Naresh Kumar, Numberdar

गवाह 2:- Anil Kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,754 आज दिनांक 23/08/2012 को बही नः 1 जिल्द नः 2,071 के पृष्ठ नः 141 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 414 के पृष्ठ सख्या 21 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 23/08/2012

PANJALBETH  
उप अधिकारी, पंजीयन अधिकारी  
सोहना



NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-

1- That in consideration of total sum of Rs. 62,70,300/- (Rupees Sixty Two Lacs Seventy Thousand Three Hundred only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit. The VENDOR by its free will, without any undue pressure of any kind and in possession of his all mental faculties doth hereby sell, assign, transfer and convey the said land bearing Khewat No. 130, Khata No. 133, Musttil No. 35, Kila No. 8 (8-0), 26 (0-18), Kita 2, measuring 8 Kanal 18 Marla extend 1/5 share measuring 1 Kanal 15 Marla 5 Sarsai situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon with all rights title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever, appurtenant thereto and free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance, to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2. The entire consideration of Rs. 62,70,300/- (Rupees Sixty Two Lacs Seventy Thousand Three Hundred only) has been received as per detail :

<u>Amount (Rs.)</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
87,400/-	837146	22/08/2012	Vijaya Bank,
61,82,900/-	837147	22/02/2013	Gurgaon

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof.

3. The VENDOR has made over and delivered actual, vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE.

4. That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc. are borne and paid by the VENDEE.

For Brees Builders & Developers Pvt. Ltd.



h.s. /  
m. onkatz

For Global Horizon Holdings Pvt. Ltd.

Director

Director

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5. That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

**NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER :**

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable

shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said land in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Record in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under Section 4 and 6 or any Section of the Land Acquisition Act 1884.

For Breez Builders & Developers Pvt. Ltd.

4



L.T. For Global Horizon Holdings Pvt. Ltd.  
Mr. Onkar

Director

Director

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D. That all rates and cesses, land tax etc. relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. It in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed have laid their respective hand in the presence of the witnesses on the day and date stated above.

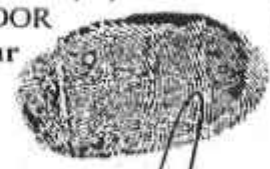
Reg No 394 23/8/2012

WITNESSES:

1- श्री ५५५  
श्री ५५५ नरहराम नरहराम  
वांस बंधावर तहसील

2- Anil Kumar S/o Sh. Mange Ram  
R/o V & P.O. Jhangirpur; Distt. Jhajjar.

VENDOR  
Onkar



2.5.1  
MR ONKAR

श्री ५५५  
VENDEE

M/s. Breez Builders & Developers Pvt. Ltd.  
Through Nandlal Patwari

For Global Horizon Holdings Pvt. Ltd.

श्री ५५५

Director

For Breez Builders & Developers Pvt. Ltd.

Director

3753  
23.08.12

Sr. No. 446 Dated 17.08.12

Certified Under Section 42 of the Indian Stamp Act, 1889,

That Stamp Duty of the amount of Rs. 211950/-

(Rupees Two Lacs Eleven Thousand Nine Hundred Fifty Rupees)

Has been levied on this document and paid by M/s Bcees Builders & Developers Pvt Ltd New Delhi through Nand Lal

vide treasury challan No. 26

Dated 17.08.12 for S.D - U239000/- in favour of

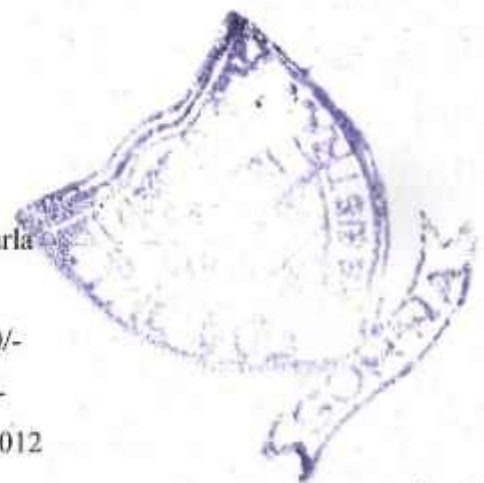
X X X X X

3753

Stamp  
17-8-12

**SALE - DEED**

1-	Kind of Deed	-	Sale Deed
2-	Area of Land	-	1 Kanal 4 Marla
3-	Village	-	Dhunela
4-	Valued at	-	Rs. 42,39,000/-
5-	Stamp	-	Rs. 2,11,950/-
6-	Stamp Cert. No. & Date	-	446 / 17-08-2012



This deed of sale is made at SOHNA ON THIS DAY OF 23<sup>rd</sup> August, 2012 by Mr. Mahaveer - Sukhbeer - Udhaybeer - Dharmbeer - Mahinder Ss/o Sh. Onkar S/o Sh. Tulla Ram, all R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon (hereinafter called the VENDORS)

Handwritten signatures in Hindi script, including 'महवीर सुखबीर उधयबीर धर्मबीर महिन्दर'.

प्रलेख नः 3753

दिनांक 23/08/2012

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	I Kanal 4 Marla	
धन संबंधी विवरण		
राशि 4,239,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 211,950.00 रुपये	
स्टाम्प की राशि 211,950.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shish Pal DW

यह प्रलेख आज दिनांक 23/08/2012 दिन गुरुवार समय 2:19:00PM बजे श्री/श्रीमती/कुमारी Sukhbeer - Mahaveer पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Onkar निवासी Vill Dhunela sohna द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



उप/सर्वकार पंजीयन अधिकारी  
सोहना Sub Registrar, Sohna

श्री Sukhbeer - Mahaveer, Udhaybeer, Dharambeer, Mahinder

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru-Nand Lal ब्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Naresh Kumar, Numberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar व श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Munge Rani निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नः 2 की पहचान करता है।

दिनांक 23/08/2012

उप/सर्वकार पंजीयन अधिकारी  
सोहना



The term and expression "VENDORS" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the VENDORS themself and their legal heirs, successors, administrators, liquidators and assigns.

**IN FAVOUR OF**

**M/s. BREEZ BUILDERS & DEVELOPERS PVT. LTD.**, a company registered under the Companies Act 1956 having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi - 20 (hereinafter called the Vendee).

The term and expression "VENDEE" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators and assigns.

AND WHEREAS the VENDORS are absolute owners of agricultural land bearing Khewat No. 143, Khata No. 148, Musttil No. 34, Kila No. 10 (7-12), Kita 1, measuring 7 Kanal 12 Marla extend 11/152 share measuring 0 Kanal 11 Marla and Khewat No. 144, Khata No. 149, Musttil No. 34, Kila No. 11 (8-12), Kita 1, measuring 8 Kanal 12 Marla extend 13/172 share measuring 0 Kanal 13 Marla, total land measuring 1 Kanal 4 Marla situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon, vide Jamabandi Year 2004-2005 in the revenue record (hereinafter called the LAND).

AND WHEREAS VENDORS is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDORS has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDORS, none else have any right title or interest whatsoever in the said LAND. The VENDORS intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs. 42,39,000/- (Rupees Forty Two Lacs Thirty Nine Thousand only) free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachment, litigation and transfers.

सहायक सूरदास देवदास नारायण महेडगिरी

Reg. No. 3753      Reg. Year 2012-2013      Book No. 1



विक्रेता

क्रेता

गवाह

विक्रेता  
Sukhbeer  
Mahaveer

महावीर सुखबीर

Dharambeer

Mahinder

महेंद्रा सिंह

क्रेता

thru-Nand Lal

गवाह 1:- Naresh Kumar, Namberdar

गवाह 2:- Anil Kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,753 आज दिनांक 23/08/2012 को बही न: 1 जिल्द न: 2,071 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 414 के पृष्ठ सख्या 23 से 24 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 23/08/2012

उप/संयुक्त पंजीयन अधिकारी  
सोहना



**NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-**

1- That in consideration of total sum of Rs. 42,39,000/- (Rupees Forty Two Lacs Thirty Nine Thousand only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDORS in the following manner, the receipt whereof the VENDORS doth hereby acknowledge and admit. The VENDORS by its free will, without any undue pressure of any kind and in possession of his all mental faculties doth hereby sell, assign, transfer and convey the said land bearing Khewat No. 143, Khata No. 148, Mustil No. 34, Kila No. 10 (7-12), Kita 1, measuring 7 Kanal 12 Marla extend 11/152 share measuring 0 Kanal 11 Marla and Khewat No. 144, Khata No. 149, Mustil No. 34, Kila No. 11 (8-12), Kita 1, measuring 8 Kanal 12 Marla extend 13/172 share measuring 0 Kanal 13 Marla, total land measuring 1 Kanal 4 Marla situated in the revenue estate of village Dhumela, Tehsil Sonha, District Gurgaon with all rights title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever, appurtenant thereto and free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance, to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDORS for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2. The entire consideration of Rs. 42,39,000/- (Rupees Forty Two Lacs Thirty Nine Thousand only) has been received as per detail :

<u>NAME</u>	<u>Amount (Rs.)</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
<u>Mahaveer Singh</u>	11,800/- 8,36,000/-	837148 837149	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Sukhbeer Singh</u>	11,800/- 8,36,000/-	837150 764301	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Udhavbeer</u>	11,800/- 8,36,000/-	764303 764304	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Dharmbeer</u>	11,800/- 8,36,000/-	764305 764306	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Mahinder</u>	11,800/- 8,36,000/-	764307 764308	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon

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by the VENDORS from the VENDEE. The VENDORS doth hereby admit and acknowledge the receipt whereof.

3. The VENDORS have made over and delivered actual, vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDORS to the VENDEE.

4. That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc. are borne and paid by the VENDEE.

5. That upon registration of these presents, the VENDORS, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the

said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

**NOW THE VENDORS COVENANT WITH THE VENDEE AND DECLARE AS UNDER :**

A. That the VENDORS hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and it is proved and found otherwise and any defect in the title of the VENDORS is found later on and the said LAND or part thereof is taken away or goes out to the possession of the VENDEE on account of legal defect in the title of the VENDORS and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDORS i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDORS also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDORS doth hereby covenant with the VENDEE that the VENDORS shall render full assistance for the transfer of the said land in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue

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सहचारी महेश्वर महेश्वर



Record in favour of the VENDEE at the costs of the VENDEE; and that the VENDORS shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under Section 4 and 6 or any Section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc. relating to the said LAND has been paid and shall be paid by the VENDORS till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. It in future any kind of dues or charge payable by the VENDORS is found to be unpaid the VENDORS shall be liable to pay the same. In the case of default of the VENDORS the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed have laid their respective hand in the presence of the witnesses on the day and date stated above.

Reg No 2393 - 28/11/2012  
28/11/2012

WITNESSES:

1- महेश कुमार  
महेश कुमार सरबराव चव्हाण  
पत्तन भांडावर तहसील सांगली

महेश कुमार  
Mahaveer

VENDORS  
सुखबीर  
Sukhbeer

उदयबीर  
Udhaybeer

धर्मबीर  
Dharmbeer

महिंदर  
Mahinder

Anil Kumar  
2- Anil Kumar S/o Sh. Mange Ram  
R/o V. & P.O. Jahangirpur, Distt. Jhajjar.

M/s. Breez Builders & Developers Pvt. Ltd.  
Through Nandlal Patwari  
VENDEE

